

**CHARTER TOWNSHIP OF VAN BUREN  
BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 9, 2014 7:00 PM  
VAN BUREN TOWNSHIP HALL  
Board of Trustees Room  
46425 Tyler Road**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ACCEPTANCE OF AGENDA**

**MINUTES:** Approval of minutes from August 12, 2014

**CORRESPONDENCE**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**1) MENARD, INC.**

**Case #** BZA 14-002

**Location:** Parcel Number V-125-83-061-99-0005-721, which is vacant. The site is located on the west side of Belleville Road between Tyler Road to the north and I-94 to the south.

**Requesting:** The applicant is requesting a variance from the following sections of the Charter Township of Van Buren Zoning Ordinance:

- Article 13, Section 13.03(c)(1): Outdoor storage shall be located no closer than 200 feet from any residential district. The proposed outdoor storage area is 100 feet from the single-family residential district to the west and 25 feet from the multiple-family residential district to the north.
- Article 13, Section 13.03(c)(5): All materials stored outdoors shall not be piled to a height of more than 6 feet. The proposed height of the uncovered materials stored outdoors on the south side of the building is 14 feet.
- Article 4, Section 4.27(d): All outdoor storage areas must be surrounded by a fence at least 6 feet high capable of intercepting wind-blown trash and other debris; and Article 4, Section 4.30(f): The height of a security fence in a nonresidential zoning district shall not exceed 8 feet. The proposed height of the fences on the east side of the outdoor storage area is 14 feet.
- Article 4, Section 4.23 (Total Signage): The total permitted area of outdoor signage is 339 square feet. The proposed signage is 742.3 square

feet – 652.3 sq. ft. of signage proposed on the principal building and 90 sq. ft. of signage proposed on the monument sign.

- Article 4, Section 4.23 (Building Wall Signage): The total permitted area of wall signage on a building is 200 sq. ft. The proposed wall signage on the principal building is 652.3 sq. ft.
- Article 4, Section 4.23 (Directional Signage): Directional signage is permitted, provided they do not exceed 6 sq. ft. in area of 4 feet in height. 1 “IN” and 2 “OUT” signs are proposed to be 17.5 feet high, 1 lumber yard entrance sign and 1 thank you sign are proposed to be 24 sq. ft. and 19 feet high, and 16 cart corral signs are proposed to be 8 sq. ft. and 6.5 feet high.

- A. Presentation by the Applicant.
- B. Review by Township Staff and McKenna Associates.
- C. Public Hearing
- D. Board of Zoning Appeals discussion.
- E. Board of Zoning Appeals action.

## **ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION**

## **ADJOURNMENT**